

## COUNTY ISLANDS

2000 Census Population.....1,986

Community 2020 Target.....2,130

April 2004 WC Map Population .....3,140



### APRIL 2004 WORKING COPY MAP

The key objective within this community is to maintain existing community character. Village densities are proposed in the communities of Greenwood and Lincoln Acres, reflecting the existing land uses and development patterns, proximity to existing infrastructure and freeways, and adjacency to incorporated cities. Large, vacant parcels with development potential were the only areas given a density increase in Lincoln Acres, thereby introducing growth while retaining the existing development and character within the community.

### KEY COMMUNITY ISSUES

- Maintain existing community character
- Concerns with attempts of annexation by surrounding city (National City)

### COMMUNITY-SPECIFIC PLANNING RATIONALE

- Due to existing land uses and development patterns, proximity to existing infrastructure and freeways, and adjacency to incorporated cities, the County Islands serve as a precedence to accommodate growth
- Based on community preference, a moderate amount of density increases were introduced into the community

- In light of the *built out* nature of the community of Lincoln Acres, large, vacant parcels with development potential were the only areas given a density increase

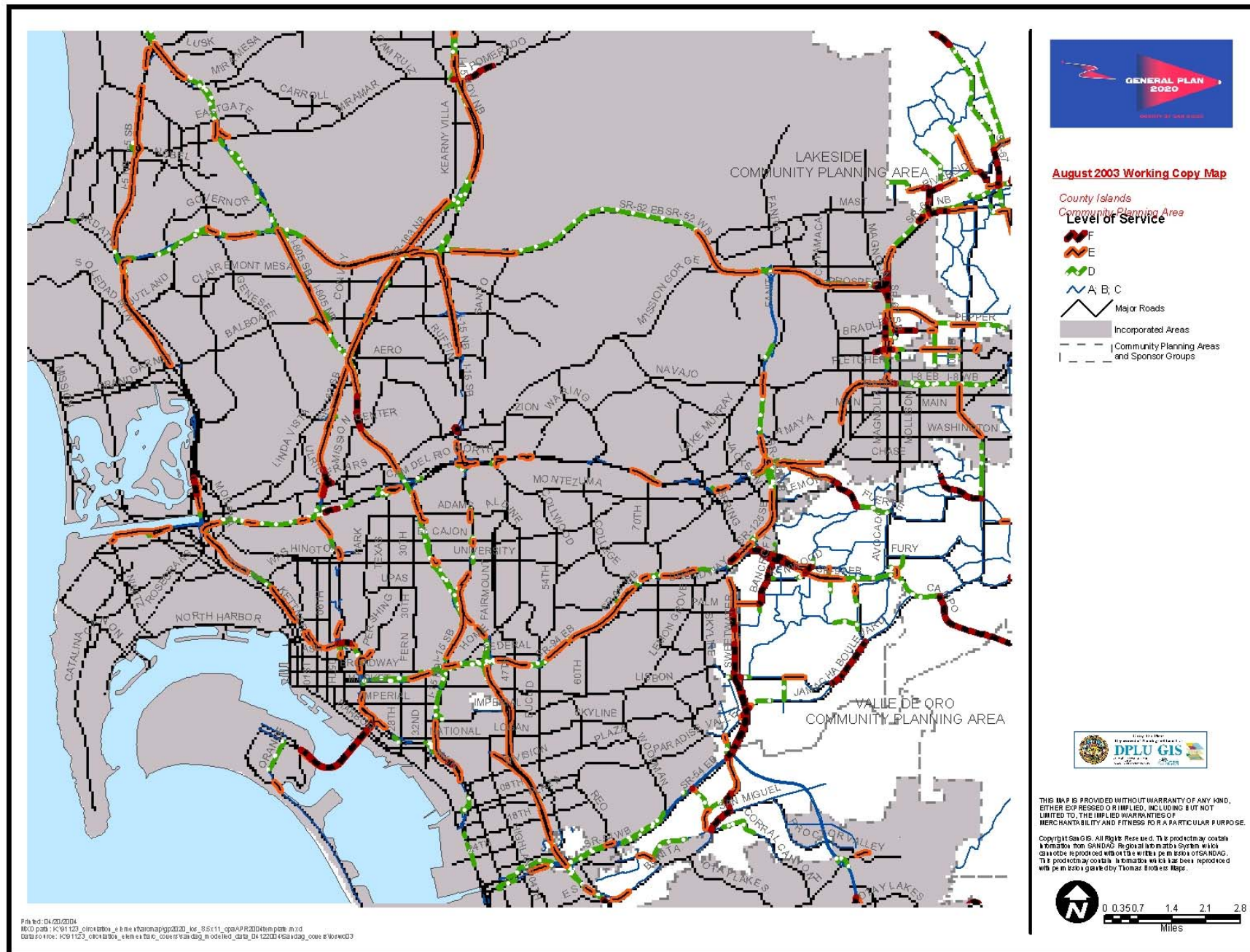
### TRAFFIC FORECASTS

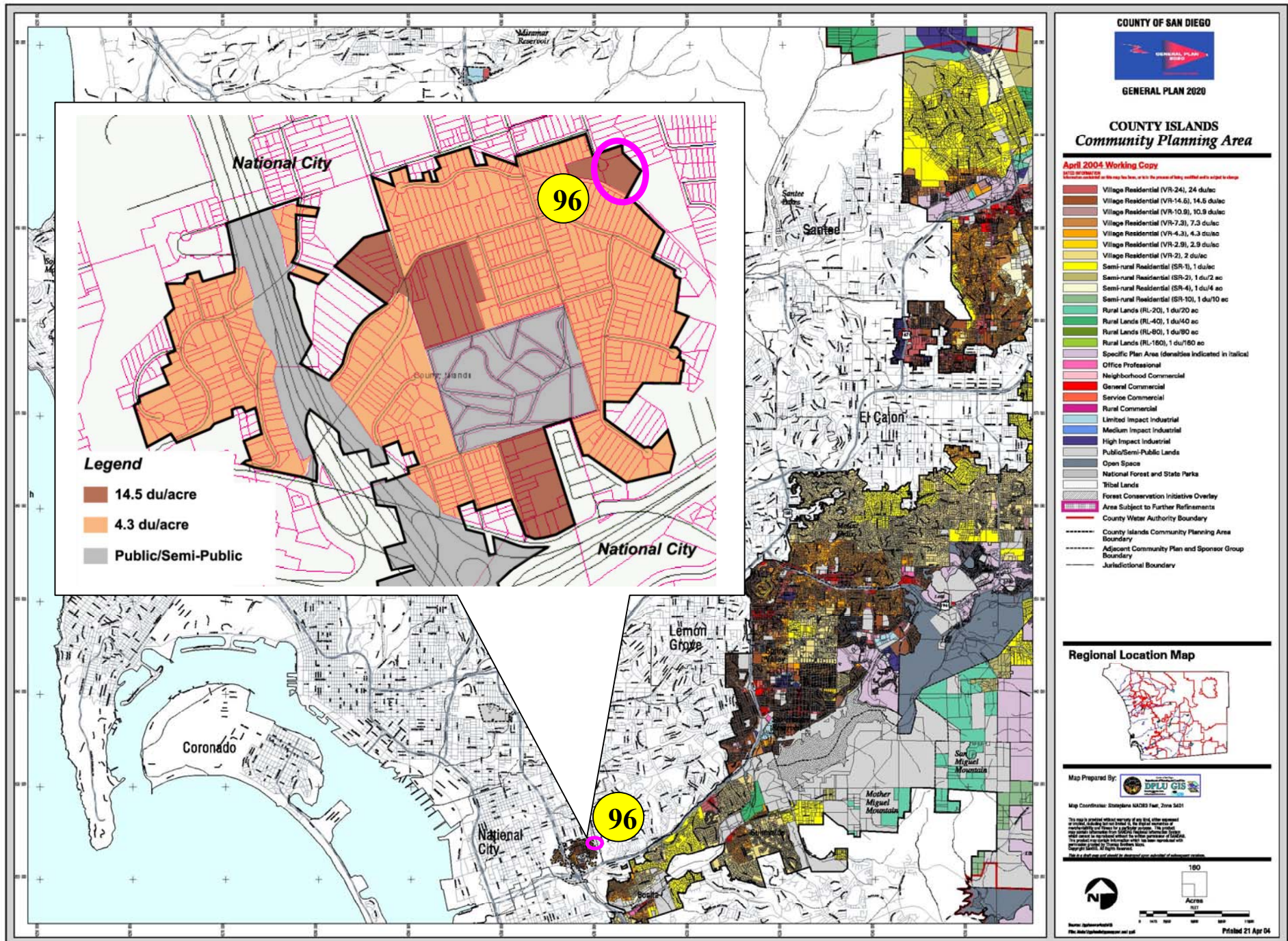
If the April 2004 Working Copy map is developed to its full capacity in the year 2020, preliminary traffic forecasts<sup>1</sup> indicate there would be more than 6 lane-miles of roads operating at LOS E or F in County Islands. Preliminary cost estimates for road improvements in County Islands to improve its deficient road segments is nearly \$20 million.

Land Use Issue – Development in the incorporated cities that surround these unincorporated areas is a major contributor to traffic congestion in County Islands, and road network solutions will need to address traffic issues in adjacent incorporated areas.

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<sup>1</sup> Based on traffic forecasts for the August 2003 Working Copy map.





**RESIDENTIAL PROPERTY REFERRALS**

96	Greg and John Spounias
<u>December 2002 WC:</u> Village: 4.3 du/acre	<u>August 2003 WC:</u> Village Core: 14.5 du/acre
<u>October Traffic Referral:</u> Village Core: 14.5 du/acre	<u>April 2004 WC:</u> Village Core: 14.5 du/acre